

Vicinity Map - Zone Atlas K-20-Z

- Notes**
1. FIELD SURVEY PERFORMED IN JANUARY 2022.
 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
 4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

- Documents**
1. TITLE RESEARCH PROVIDED BY STEWART TITLE, HAVING FILE NO. 1550017 AND AN EFFECTIVE DATE OF JANUARY 11, 2022.
 2. PLAT OF BUENA VENTURA FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 11, 1941, IN BOOK C8, VOLUME FOLIO 8.
 3. PLAT OF BUENA VENTURA FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 21, 1993, IN VOLUME 93C, FOLIO 21.
 4. WARRANTY DEED FOR LOT 24-A FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 7, 1998, IN BOOK 9809, PAGE 5174, AS DOCUMENT NUMBER 1998056737.
 5. WARRANTY DEED FOR LOTS 21 AND 22 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 7, 1998, IN BOOK 9809, PAGE 5173, AS DOCUMENT NUMBER 1998056736.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Indexing Information

Section 20, Township 10 North, Range 4 East
 Subdivision: Buena Ventura
 Owner: Thomas M. Salas and Theresa M. Salas Trust UTA
 UPC #: 102005752814942505 (Lot 21)
 UPC #: 102005752814442504 (Lot 22)
 UPC #: 102005752813742503 (Lot 24-A)

DOCH 2026007389
 01/30/2026 11:11 AM Page: 1 of 3 R:\$25.00
 PLAT B: 2026C P: 0003 Michelle S. Kavanaugh, Bernalillo County

Subdivision Data

GROSS ACREAGE..... 0.6498 ACRES
 ZONE ATLAS PAGE NO..... K-20-Z
 NUMBER OF EXISTING LOTS..... 3
 NUMBER OF LOTS CREATED..... 1
 MILES OF FULL-WIDTH STREETS..... 0.000 MILES
 MILES OF HALF-WIDTH STREETS..... 0.000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.000 ACRES
 DATE OF SURVEY..... JANUARY 2022

Purpose of Plat

1. ELIMINATE LOTS LINES AS SHOWN HEREON.

Legal Description

LOTS NUMBERED TWENTY-ONE (21) AND TWENTY-TWO (22) IN BLOCK NUMBERED TWENTY-FOUR (24) OF BUENA VENTURA, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 11, 1941, IN VOLUME C1, FOLIO 8, LESS THAN AND EXCEPTING THE WEST 20' FROM BOTH LOTS.

AND
 LOT NUMBERED TWENTY-FOUR-A (24-A) IN BLOCK NUMBERED TWENTY-FOUR (24) OF BUENA VENTURA, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 21, 1993 IN VOLUME 93C, FOLIO 21.

ALL TOGETHER BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL A SAID POINT LYING ON NORTH RIGHT-OF-WAY OF CHICO ROAD NE, ALSO LYING ON THE EASTERLY RIGHT-OF-WAY OF A 20' ALLEY, BEING MARKED BY A MAG WITH TAG "LS 18374", WHENCE A TIE TO ACS MONUMENT "14_K20" BEARS N 74°25'07" W, A DISTANCE OF 5370.37 FEET;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT-OF-WAY AND COINCIDING THE SAID EAST RIGHT-OF-WAY OF A 20 FEET ALLEY, N 00°18'07" W, A DISTANCE OF 200.00 FEET, TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A CHISELED "X";

THENCE, LEAVING SAID ALLEY, N 89°40'47" E, A DISTANCE OF 143.71 FEET, TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 21, BEING A POINT LYING ON THE WEST RIGHT-OF-WAY OF EUBANK BOULEVARD NE, BEING MARKED BY A REBAR WITH CAP "LS 11463";

THENCE, COINCIDING THE WEST SIDE OF SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES:
 S 00°36'24" W, A DISTANCE OF 175.56 FEET TO A POINT OF CURVATURE, MARKED BY A 1/2" REBAR "LS 18374";

38.89 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 89°08'14", AND A CHORD BEARING S 45°10'31" W, A DISTANCE OF 35.09 FEET, TO A POINT LYING ON THE NORTH RIGHT-OF-WAY OF CHICO ROAD NE, BEING MARKED BY A 5/8" REBAR;

THENCE, COINCIDING SAID NORTH RIGHT-OF-WAY, S 89°44'38" W, A DISTANCE OF 115.91 FEET TO THE POINT OF BEGINNING, CONTAINING 0.6498 ACRES (28,306 SQ. FT.), MORE OR LESS.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0358H, DATED AUGUST 16, 2012.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC #: 102005752814942505
 102005752814442504
 102005752813742503

PROPERTY OWNER OF RECORD
 SALAS THOMAS M. & THERESA M.
 BERNALILLO COUNTY TREASURER'S OFFICE
 GEORGE STONE 1-30-26

Plat for
 Lot 24-A-1, Block 24
 Buena Ventura
 Being Comprised of
 Lots 21, 22 and 24-A, Block 24
 Buena Ventura
 City of Albuquerque
 Bernalillo County, New Mexico
 April 2022

Project Number: PR-2021-005692

Application Number: SD-2023-00020

Plat Approvals:

- May 2, 2022
- PNM Electric Services
Natalia Antonio
Apr 19, 2022
- Qwest Corp. d/b/a CenturyLink QC
Pamela C. Stone
Apr 19, 2022
- New Mexico Gas Company
Mike Martus
Apr 19, 2022
- Comcast

City Approvals:

- Loren N. Risenhoover P.S.
City Surveyor
4/11/2022
- Ernest Armijo
Traffic Engineer
09/11/2025
- ABCWUA
Whitney Pugh
09/18/2025
- Parks and Recreation Department
Jeff Palko
09/11/2025
- Code Enforcement
5/16/2022
- AMAFCA
12/31/2025
- City Engineer
- Jay Radenbeck
DRB Chairperson, Planning Department
09/22/2025
- Regina Chan
09/11/2025

Hydrology
Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. 5/12/2022 Date
 N.M.R.P.S. No. 14271

CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 wplotnerjr@gmail.com



**Plat for
Lot 24-A-1, Block 24
Buena Ventura
Being Comprised of
Lots 21, 22 and 24-A, Block 24
Buena Ventura
City of Albuquerque
Bernalillo County, New Mexico
April 2022**

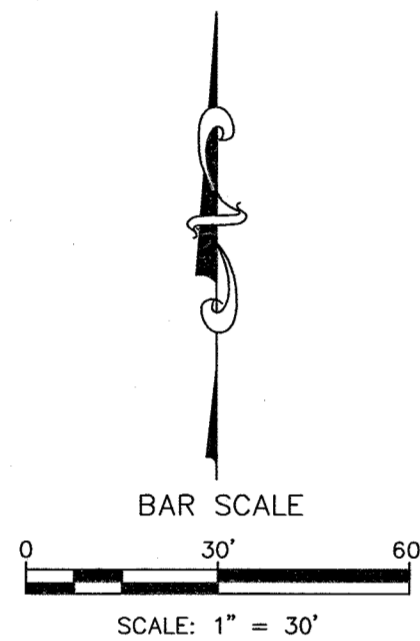
DOCH 2026007389
01/30/2026 11:11 AM Page: 2 of 3 R: \$25.00
PLAT B 20260 P. 0003 Michelle S. Kavanaugh, Bernalillo County

Easement Notes

- 1 EXISTING 7' PNM EASEMENT (11/18/1971, BK MISC. 237, PG. 810-801)

Legend

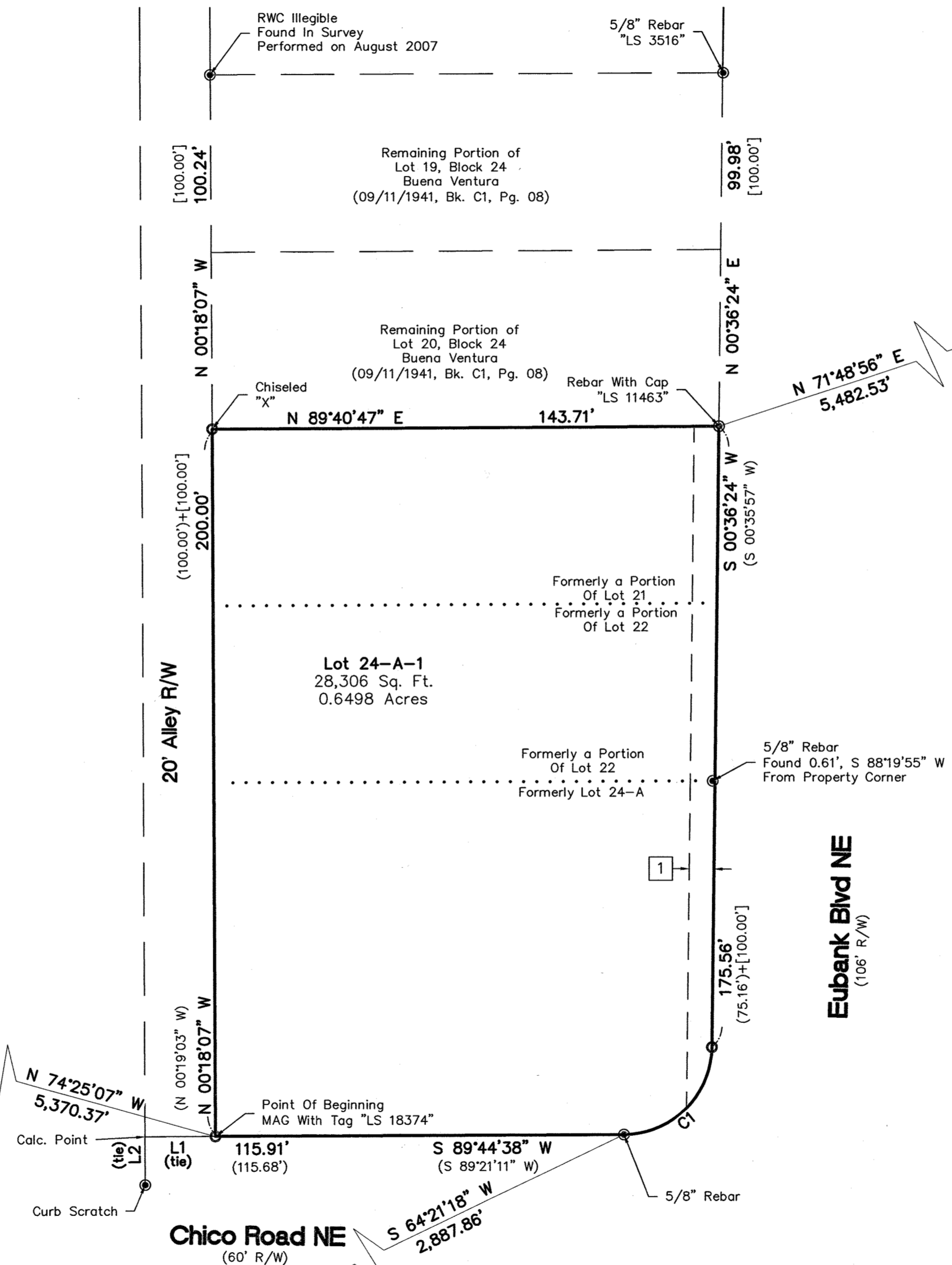
| | |
|-----------------|---|
| N 90°00'00" E | MEASURED BEARINGS AND DISTANCES |
| [N 90°00'00" E] | RECORD BEARINGS AND DISTANCES PER PLAT (09/11/1941, C1-08) |
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES PER PLAT (01/21/1993, 93C-21) |
| ● | FOUND MONUMENT AS INDICATED |
| ○ | SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED |
| △ | ACS MONUMENT |



ACS Monument "14_K20"
NAD 1983 CENTRAL ZONE
X=1550574.948*
Y=1484692.188 *
Z=5381.929 * (NAVD 1988)
G-G=0.999655680
Mapping Angle=-0°10'21.32"
*U.S. SURVEY FEET

ACS Monument "5_K20"
NAD 1983 CENTRAL ZONE
X=1553259.684*
Y=1482001.249 *
Z=5429.995 * (NAVD 1988)
G-G=0.999652832
Mapping Angle=-0°10'02.59"
*U.S. SURVEY FEET

ACS Monument "10_K21"
NAD 1983 CENTRAL ZONE
X=1561095.888*
Y=1485161.269 *
Z=5557.514 * (NAVD 1988)
G-G=0.999645218
Mapping Angle=-0°09'08.58"
*U.S. SURVEY FEET



| Curve Table | | | | | |
|-------------|-----------------|-----------------|-----------|--------------|-----------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Direction |
| C1 | 38.89' (39.12') | 25.00' (25.00') | 89°08'14" | 35.09' | S 45°10'31" W |

| Line Table | | |
|------------|-------------------------------|-----------------|
| Line # | Direction | Length (ft) |
| L1 | S 89°44'38" W (S 89°21'11" W) | 20.00' (20.00') |
| L2 | S 00°18'07" E | 13.66' |

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com

